10-26-1825

Financial Projections Oct 26 1825

Moses Greenleaf

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Suppose 24,000 acres – sell to 12 settlers a year 100 acres each 1.00 per acre, advancing 1.00 per acre every 5 years – sell the whole in 20 years

" taxes be $1400 a year 1st 5 years – diminishing gradually

" Notes on hand $4000 –

D – The township in act of Profit & Loss

period of 5 years each	amt taxes be each year	amt taxes be w interest each 5 years	amt taxes be w interest to the end of 20 years	balance each 5 years
1 to 5	$1400	$7882	$18,837	$1126
5 " 10	1100	6193	11,085	
10 " 15	800	4504	5,990	
15 " 20	500	2815	2,815	
			38,727	
	Gain to balance		55,585	
			94,312	

present worth of 55,585 = $17,286
add notes on hand – – – – 4,000
present worth of the township – 21,286

6 –

period of 5 years each	price per acre each 5 years	amount of sales each year	amount of sales w interest each period of 5 years	amount of sales w interest to the end of 20 years	balance each 5 years	tons of hay sold at $2 per ton to pay for land at $1.75 per ton for pay, 1% every 5 years
1 to 5	$1.00	$1200	$6756	$16,146		450
5 " 10	2.00	2400	13,512	24,186	$5822	900
10 " 15	3.00	3600	20,268	26,956		1350
15 " 20	4.00	4800	27,024	27,024		1800
				$94,312		4500 tons

The balance columns show that at the end of 5 years, the township will be in debt $1126 over the proceeds of sales; but at the end of 10 years, the sales will have extinguished this debt, & realized $5822 & gaining even after it is unnecessary to calculate the succeeding years –

5 (1)

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Oct 24th 1825